006.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	950,200 / 950,200
					USE VALUE:	950,200 / 950,200
					ASSESSED:	950,200 / 950,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG YINGZI
Owner 2:	YE YUANJIAN
Owner 3:	
Street 1:	112 HIGHLAND AVE
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	MORRIS JOHN S & SUSAN L -
Owner 2:	-
Street 1:	62 FREEMAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Asbestos Exterior and 2759 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4445.000	507,500		442,700	950,200
Total Card	0.102	507,500		442,700	950,200
Total Parcel	0.102	507,500		442,700	950,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.46 /Parcel: 344.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 5602

GIS Ref

GIS Ref

Insp Date 11/11/17

!591!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	507,500	0	4,445.	442,700	950,200		Year end	12/23/2021
2021	104	FV	485,100	0	4,445.	442,700	927,800		Year End Roll	12/10/2020
2020	104	FV	486,000	0	4,445.	442,700	928,700	928,700	Year End Roll	12/18/2019
2019	104	FV	442,400	0	4,445.	470,300	912,700	912,700	Year End Roll	1/3/2019
2018	104	FV	343,100	0	4,445.	343,100	686,200	686,200	Year End Roll	12/20/2017
2017	104	FV	321,900	0	4,445.	298,800	620,700	620,700	Year End Roll	1/3/2017
2016	104	FV	321,900	0	4,445.	254,500	576,400	576,400	Year End	1/4/2016
2015	104	FV	287,000	0	4,445.	249,000	536,000	536,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:43:32

LAST REV

Date	Time
11/24/20	09:48:52
jorourke	

PAT ACCT. 591

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRIS JOHN S &	1511-79		7/12/2017		950,000	No	No		Recorded both ways 69591:470
MORRIS JOHN S	1010-10		5/25/2005	Family	10	No	No		MURIEL JEANNE MORRIS D.O.D. 9/6/2015 BK 01010
	16807-134		2/1/1986		253,000	No	No		Y

USER DEFINED

Prior Id # 1:	5602
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2017	1066	Redo Kit	4,500	C				
8/2/2017	981	Add Bath	6,000	C				
11/9/2016	1380	Porch	10,850	C				
1/16/2014	39	Redo Bat	20,512	C				
7/31/2013	1149	Manual	16,000	C				
5/3/2013	637	Re-Roof	8,200	C				
5/3/2011	376	Redo Bat	14,580	C				
2/21/2003	107	Wood-Sto	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2020	Mail Update	JO	Jenny O
7/23/2018	Mail Update	MM	Mary M
1/31/2018	SQ Returned	MM	Mary M
11/11/2017	Inspected	BS	Barbara S
10/21/2017	MEAS&NOTICE	HS	Hanne S
4/29/2014	External Ins	PC	PHIL C
2/7/2014	Info Fm Prmt	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K
6/18/2013	Info Fm Prmt	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4445		Sq. Ft.	Site		0	80.	1.24	1									442,679						442,700	

Total AC/HA:	0.10204	Total SF/SM:	4445	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	442,679	Spl Credit		Total:	442,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07822180
Const Adj.:	0.93100190
Adj $ / SQ:	180.689
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689565
Depreciation:	182045
Depreciated Total:	507520

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

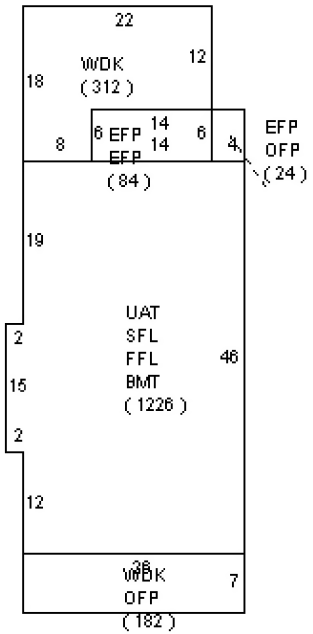
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.69
Special Features:	0	Val/Su Net:	104.06
Final Total:	507500	Val/Su SzAd	206.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,226	54.210	66,457
FFL	First Floor	1,226	180.690	221,524
SFL	Second Floor	1,226	180.690	221,524
WDK	Deck	494	7.470	3,690
UAT	Upper Attic	307	126.480	38,767
OFP	Open Porch	206	22.820	4,701
EFP	Enclos Porch	192	38.550	7,401

	Net Sketched Area:	4,877		Total:	564,064
Size Ad	2452	Gross Area	5796	FinArea	2759

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	